

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: Ordinance 1st Reading/Quasi-judicial, ZB 1-2-03, Miller, Legg & Associates, Inc. /Centex Homes Inc., 6800 Griffin Road, Generally located on the east side of SW 70 Avenue (Viele Road), south of Griffin Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 1-2-03, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO GRIFFIN CORRIDOR DISTRICT (WEST GATEWAY USE ZONE 1); AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

REPORT IN BRIEF: The petitioner has requested to rezone 23.659 acres from: A-1, Agricultural District to: Griffin Corridor District (West Gateway Use Zone 1); allocating 2.687 acres of commercial flexibility adjacent to Griffin Road. The request has been made in order to develop 28.846 acres with two (2) commercial structures and 162 multi-family condominium units. The area proposed for rezoning exceeds the Land Development Code's minimum requirements needed to gain the proposed zoning designation.

PREVIOUS ACTIONS: At the June 4, 2003, Town Council meeting, the item was tabled to August 6, 2003, at the request of the applicant to allow time for a meeting with the Florida Department of Transportation, and then revise the proposal accordingly.

CONCURRENCES: At the May 14, 2003, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to deny (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Ordinance, Planning Report, Justification, Conceptual Site Plan, Land Use Map, Zoning and Aerial Map

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 1-2-03, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO GRIFFIN CORRIDOR DISTRICT (WEST GATEWAY USE ZONE 1); AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed from A-1, Agricultural District to Griffin Corridor District (West Gateway Use Zone 1); allocating 2.687 acres of commercial flexibility adjacent to Griffin Road in accordance with the Administrative Rules Document of the Broward County Land Use Plan;

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.
NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from A-1, Agricultural District to Griffin Corridor District (West Gateway Use Zone 1):

- a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof;
- b. The subject property shall be developed in substantial conformance with the conceptual site plan as shown in Exhibit "A", which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as Griffin Corridor District (West Gateway Use Zone 1);

- a. The Town Council of the Town of Davie authorizes the allocation of 2.687 acres of commercial flexibility adjacent to Griffin Road in accordance with the Administrative Rules Document of the Broward County Land Use Plan;

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2003.

PASSED ON SECOND READING THIS _____ DAY OF _____, 2003.

ATTEST:

MAYOR/COUNCILMEMBER

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003.

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

Contract Purchaser:

Name: Centex Homes, Inc.
Address: 8198 Jog Road, Suite 200
City: Boynton Beach, FL 33437
Phone: (561) 536-1031

Agent:

Name: Miller, Legg & Associates, Inc.
Address: 1800 N. Douglas Road, Suite 200
City: Pembroke Pines, FL 33024
Phone: (954) 436-7000

Background Information

Date of Notification: May 7, 2003 **Number of Notifications:** 86

Application History: At the June 4, 2003, Town Council meeting, the item was tabled to August 6, 2003, at the request of the applicant to allow time for a meeting with the Florida Department of Transportation, and then revise the proposal accordingly.

Application Request: Rezone 23.659 acres **FROM:** A-1, Agricultural District; **TO:** Griffin Corridor District (West Gateway Use Zone 1); allocating ~~2.455~~ 2.687 acres of commercial flexibility adjacent to Griffin Road and ~~assigning 35 reserve units~~ in accordance with the Administrative Rules Document of the Broward County Land Use Plan.

Address/Location: 6800 Griffin Road/Generally located on the east side of SW 70 Avenue (Viele Road), south of Griffin Road.

Future Land Use Plan Map Designations: Residential (10 DU/AC), 7.324 gross acres
Residential (5 DU/AC), 17.063 gross acres
Residential (1 DU/AC), 5.768 gross acres

Existing Density: 5.65 DU/AC (163 dwelling units)

Proposed Density: ~~6.86 DU/AC (198 dwelling units)~~ 5.62 DU/AC (162 dwelling units)

Zoning: A-1, Agricultural District and Griffin Corridor District (West Gateway Use Zone 1)

Existing Use: Five (5) one (1) story structures and a defunct orange grove

Proposed Use: Two (2) commercial structures and ~~198~~ 162 multi-family condominium units

Parcel Size: 28.846 acres (1,256,511 square feet); entire site

23.659 acres (1,030,583 square feet); rezoning area

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Map Designations:</u>
North:	Single family residences, office building	Residential (10 DU/AC) Regional Activity Center (RAC)
South:	Single family dwellings	Residential (1 DU/AC)
East:	Old Davie School, multi-family dwellings	Regional Activity Center (RAC)
West:	Single family dwellings	Residential (1 DU/AC) Residential (3 DU/AC)
<u>Surrounding Zoning:</u>		
North:	Griffin Corridor District (West Gateway Use Zone 1)	
South:	A-1, Agricultural District	
East:	Griffin Corridor District (Downtown Use Zone 2) RM-10, Medium Density Dwelling District	
West:	R-3, Low Density Dwelling District and A-1, Agricultural District	

Zoning History

Related Zoning History:

The 5.187 acres adjacent to Griffin Road was rezoned to Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

Previous Requests on same property:

The variance petition, V 5-3-98 Felicella/Viele, which requested four (4) variances to allow the office building at 6900 Griffin Road to become a legal conforming structure, was denied on February 3, 1999 (Motion carried 5-0).

The site plan, SP 1-1-03 Brookside, has been submitted concurrently with this request. Site Plan Committee recommended approval of the original submittal (3-1 with Chair Evans against and Mr. Engel absent) subject to conditions. Should the first reading of the rezoning be approved or tabled on August 6, 2003, the site plan committee will review the revised submittal on August 12, 2003, and the site plan will be placed on the August 20, 2003, Town Council agenda.

Application Details

The petitioner has requested to rezone 23.659 acres from: A-1, Agricultural District to: Griffin Corridor District (West Gateway Use Zone 1); allocating ~~2.455~~ 2.687 acres of commercial flexibility adjacent to Griffin Road ~~and assigning 35 reserve units.~~

The petitioner has made the request in order to develop 28.846 acres with two (2) commercial structures and ~~198~~ 162 multi-family condominium units. The commercial structures are two (2) stories; one (1) of the buildings is mixed-use and the other building is for office use only. Retail, general services, studio and personal services uses are not permitted, as the Griffin Corridor regulations only allow these uses on the first floor of a three (3) story building in the West Gateway Use Zone 1.

The architectural style of the commercial structures is Florida Vernacular with a front porch, decorative railings, shutters, and a standing seam metal roof. The residential structures are two (2) stories also done in the Florida Vernacular architectural style, with scored stucco bands and drip edges, second floor balconies, and decorative shutters. The entrance to the buildings is via an alley system, with the front elevations facing a common green area.

The site is designated residential on the Future Land Use Plan Map, and therefore requires the allocation of ~~2.455~~ 2.687 acres of commercial flexibility to permit the use. The multi-family condominium component of the proposal consists of ~~eleven (11)~~ nine (9) eight-unit buildings, and ~~eleven (11)~~ nine (9) ten-unit buildings. ~~Since the Future Land Use Plan Map residential designations permits a maximum of 163 units, assignment of 35 reserve units is required therefore the proposed 162 units is allowable.~~ In addition, a compatibility review by the Broward County Board of County Commissioners for the use of Commercial Flexibility and platting is required.

It is noted that the historic Viele family residence near the corner of SW 70 Avenue and Griffin Road is being moved to the Old Davie School site for preservation.

Applicable Codes and Ordinances

Section 12-307 of the Land Development Code, review for rezonings.

Section 12-32.300 of the Land Development Code, Griffin Corridor District.

Section 12-32.306 of the Land Development Code, Minimum Parcel Requirements, Griffin Corridor District (West Gateway Use Zone 1), requires the following minimums: lot area of 65,000 square feet, 250' frontage, width, and depth, and 40 percent open space.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102. As of October 2002, there are ~~141 reserve units and~~ 77.9 acres of commercial flexibility available in this Flexibility Zone. Platting and approval of a compatibility review, for the allocation of commercial flexibility ~~and assignment of reserve units~~, according to Policy 13.01.10 of the Broward County Land Use Plan is required.

Policy 13.01.10: Local government utilization of the Broward County Land Use Plan "Flexibility Rules," as per policies 1.01.03, 1.01.04, 1.02.01, 1.02.02, 2.04.04, 2.04.05, 3.01.06 and 3.02.02, shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 2: Natural and Historic Resource Protection, Policy 2-1: Historically significant sites, as identified on the National Register of Historic Places, by the Florida Department of State's Division of Historical Resources, or by the Davie Town Council, shall be protected from significant alteration or demolition under the provisions of adopted land development regulations and applicable state and federal laws.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-1: Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

Staff Analysis

This request will allow the entire 28.846 acres site to be developed with two (2) commercial structures and ~~198~~ 162 multi-family condominium units. The area proposed for rezoning exceeds the Land Development Code's minimum requirements needed to gain the Griffin Corridor District (West Gateway Use Zone 1) zoning designation. Minimum lot size required is 65,000 square feet, and the subject site is 1,030,583 square feet, or 23.659 acres. Minimum frontage, width and depth required is 250'; the subject site has approximately 328' frontage, 1005' wide, and 902' deep. In addition, 48 percent open space (40 percent minimum required) has been provided.

The intent of the Griffin Corridor District regulations is to have buildings placed forward within a parcel close to major thoroughfares in order to accomplish three (3) goals: to de-emphasize the roadway and emphasize the streetscape along side it; to permit large rear setbacks adjacent to residential uses; and, to act as a noise barrier for adjacent residential uses.

Structures with frontage along Griffin Road within the West Gateway Use Zone 1 shall be built according to the options stated below under "commercial setbacks", providing that the Town Council may require a particular alternative be utilized based upon existing conditions in the area of the proposed development. In addition, the Griffin Corridor regulations are intended to be flexible and allows for the placement of buildings to differ from the stated requirements by virtue of site plan approval without the need to apply for a variance when the Town Council finds that such deviations from the requirements are consistent with the intent of the regulations and in the best interest of the residents of Davie. Through the site plan process, the petitioner is requesting a waiver from the commercial setback requirements to allow the structures to be built ~~31'~~ 42' from the property line, with a 31' to 20' landscape buffer and ~~10'~~ 11' sidewalk adjacent to the structures.

Commercial Setbacks: Minimum of 30' and maximum of 40' from the edge of right-of-way, with a 40' or 30' landscape buffer and 10' sidewalk adjacent to the structure; or a build to line of 50' from the edge of right-of-way, incorporating a 20' landscape buffer abutting Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10' sidewalk.

Residential Setbacks: Minimum rear setback of 40', street side of 35' and residential side of 25' have been provided.

Findings of Fact

Rezoning:

Section 12-307(A) (1):

The following findings of facts apply to the rezoning request:

- (a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The Future Land Use Plan Map designates the parcel as Residential with varying densities, and the comprehensive plan allows the Griffin Corridor District (West Gateway Use Zone 1) to be applied to parcels with this land use. The allocation of commercial flexibility to the ~~2.455~~ 2.687 acres adjacent to Griffin Road enables the Griffin Corridor District (West Gateway Use Zone 1) zoning district to be implemented for commercial purposes. The ~~assignment of 35 reserve~~ Future Land Use Plan Map designations permits a maximum of 163 units and allows development at a the proposed density of ~~6.86~~ 5.62 DU/AC and the Griffin Corridor District (West Gateway Use Zone 1) allows for development at a maximum density of 10 DU/AC.

- (b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

The requested Griffin Corridor District (West Gateway Use Zone 1) is related and compatible to the adjacent zoning districts. Landscape buffers, setbacks, and additional buffering provided by water bodies serve as a transition area between different intensities of use to help protect the integrity of the existing adjacent residential dwellings.

- (c) Existing zoning district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

The existing A-1, Agricultural District boundaries are logically drawn, however this designation does not allow development at the density permitted by the Future Land Use Plan Map.

- (d) The proposed change is not expected to adversely affect living conditions in the neighborhood;

The uses permitted by the Griffin Corridor District (West Gateway Use Zone 1), and the required setbacks, landscape buffers, and the additional water body buffers, are intended to mitigate any adverse impacts that the development may have on the surrounding area.

- (e) The proposed change is not expected to create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

Prior to final approval of plats by Broward County, traffic impacts are assessed and concurrency must be met.

- (f) The proposed change is not expected to adversely affect other property values;

Surrounding property values are not expected to be adversely impacted by rezoning the site to Griffin Corridor District (West Gateway Use Zone 1), as this request is in compliance with both the Comprehensive Plan and Griffin Corridor District regulations.

- (g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

Designating the site Griffin Corridor District (West Gateway Use Zone 1) will not deter adjacent property owners from improving their property, since requests such as this are anticipated along the Griffin Corridor to accommodate the redevelopment of the existing narrow parcels.

- (h) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

This request is a privilege that can be afforded to any owner that has a parcel that meets the Land Development Code's minimum requirements to achieve the zoning classification.

- (i) There are substantial reasons why the property cannot be used in accord with existing zoning.

The existing A-1, Agricultural District designation does not allow the property to be developed at the density or manner permitted by the Future Land Use Plan Map designations.

- (j) The proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

Designating the site Griffin Corridor District (West Gateway Use Zone 1) will enhance the Town's tax base, as it is consistent with both the intent of the Griffin Corridor District regulations and the Comprehensive Plan.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the May 14, 2003, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to deny (Motion carried 5-0).

Town Council Action

Exhibits

1. Justification
2. Conceptual Site Plan
3. Future Land Use Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Supplemental data for the Rezoning and Commercial Flex Application for Centex/Viele (Revised 7/11/03/03)

Rezoning Request: Rezone from A-1 to the Griffin Corridor (West Gateway Zone 1)

Commercial

Flexibility Request: Along with the rezoning, the applicant is requesting 3 acres of commercial flex (see attached Exhibit A).

The property has a current land use designation of Residential 1 dwelling unit/acre (DU/AC), Residential 5 DU/AC, and Residential 10 DU/AC, as delineated on the site plan. The 1 DU/AC designation is on the south 250 feet and contains 5.768 acres. The Residential 5 DU/AC in the center 665± feet of the property and contains 17.063 acres, and the 10 DU/AC is on the north 350 feet, adjacent to Griffin Road, containing 7.324 acres.

The existing land use provides for the following residential density for this project, based upon gross acreage:

10 DU/AC:	7.324* acres x 10	= 73.24 units
5 DU/AC:	17.063** acres x 5	= 85.31 units
1 DU/AC:	5.768 acres x 1	= <u>5.77</u> units
Total Units Permitted:		= 163 units

*includes 1.171 acres of adjacent ½ right-of-way

**includes 0.139 acres of adjacent ½ right-of-way

Centex Homes, Inc. is proposing 162 multi-family condominium units for this property, which is consistent with the existing permitted density for the property.

The Town of Davie requires specific criteria to be reviewed for all rezoning requests. The following questions are provided on the rezoning application and are answered below:

1. *Whether or not the proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof:*

This property contains approximately 28 acres and is located on the south side of Griffin Road, and the east side of Viele Road (S.W. 70th Avenue). The property already contains the Griffin Corridor (West Gateway Zone 1) zoning designation along the front 350 feet. By rezoning the remainder of the property for a mixed use development in the Griffin Corridor district, this will bring the property into conformance with the intended uses of the Town of Davie Comprehensive Plan.

2. *Whether or not the proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts:*

The proposed change would not create an isolated zoning district but would enhance the intent of the Griffin Corridor district by making this entire property an overall mixed use development within the Griffin Corridor district. The adjacent zoning districts are compatible with the mix of uses planned for this community.

Adjacent Land Use Designation, Zoning District and Existing Use

<u>Area</u>	<u>Zoning</u>
NORTH:	Griffin Road right-of-way
NORTH:	West Gateway Zone 1 and A-1 (adjacent to the property as it jogs south of the Griffin Road right-of-way)
SOUTH:	A-1
EAST:	West Gateway Zone 1, Downtown Zone, and RM-10
WEST:	S. W. 70 th Avenue right-of-way and A-1. West of the right-of-way is the West Gateway Zone 1 and R-3

(See attached zoning map)

3. *Whether or not the existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*

The existing A-1 zoning district boundaries were not illogically drawn in relation to the existing conditions of the site.

4. *Whether or not the proposed change will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety:*

The requested change in zoning from A-1 to the Griffin Corridor (West Gateway Zone 1) does propose an increase the vehicular traffic. However, mixed use development typically generates less traffic with the residential/office/retail component encouraging pedestrian traffic instead of vehicular traffic. In addition, the land must be platted in conjunction with this rezoning application and all traffic concurrency regulations must be satisfied as part of the platting process.

5. *Whether or not the proposed change will adversely affect other property values:*

This change would not adversely affect other property values in the area. By rezoning the property from A-1 to the Griffin Corridor district, the property value will actually increase in value, and will create a greater tax base for the Town of Davie.

6. *Whether or not the proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations:*

This proposed change would not deter the improvement of other property in the area. This rezoning will bring the overall property into the Griffin Corridor district and develop this otherwise vacant property as a mixed use development that the Town of Davie has envisioned for this area, and that is consistent with the underlying land use plan.

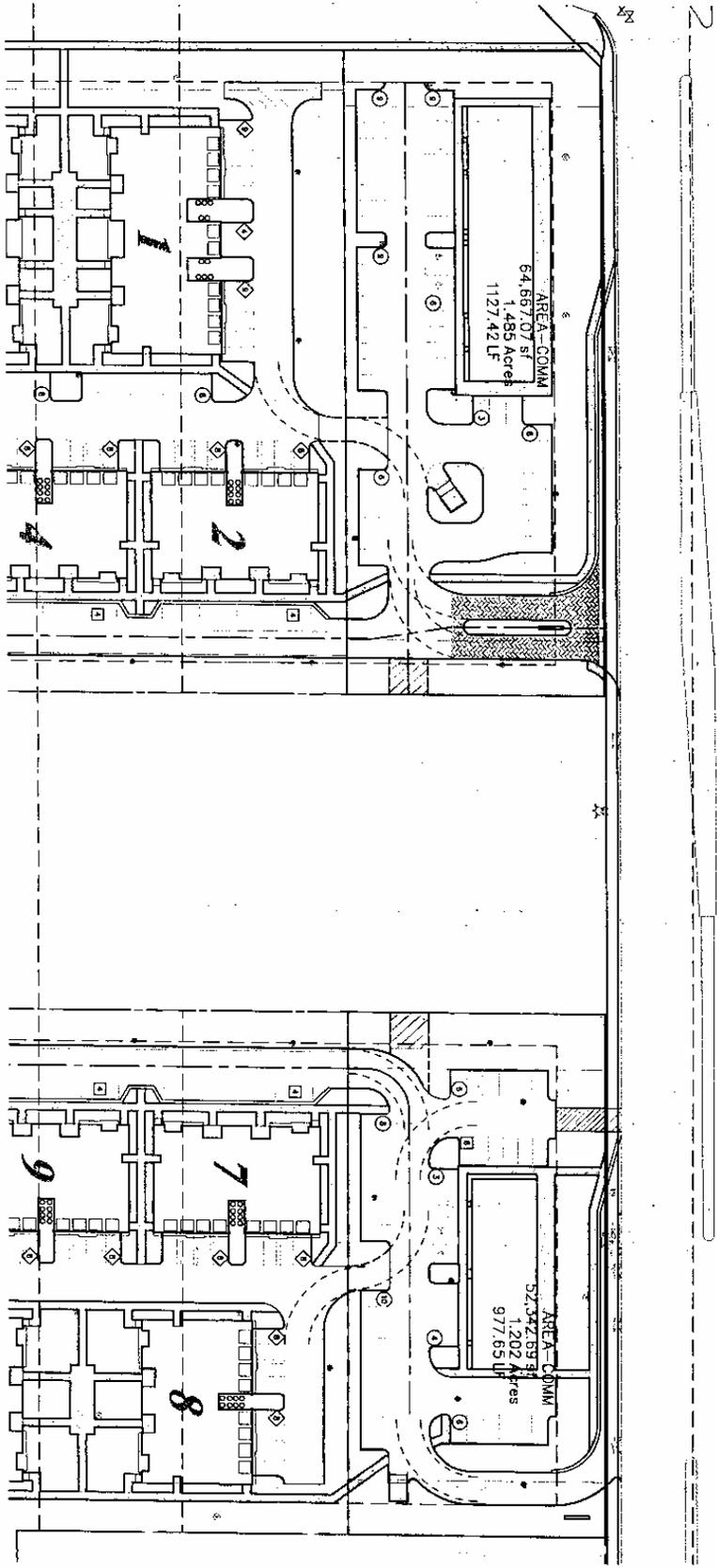
7. *Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.*

The proposed change will not grant a special privilege to an individual owner.

8. *Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.*

The existing A-1 zoning district does not allow this entire piece of property to be developed into an overall mixed use development. With the entire 350 feet of this property's frontage along Griffin Road already rezoned to the Griffin Road Corridor, the remainder of this property would be best utilized, and it would comply with the intent of the Griffin Road Corridor district, if this rezoning were provided.

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AREA-COMM
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 1.485 Acres
 1127,42 LF

AREA-COMM
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 1.202 Acres
 977,65 LF

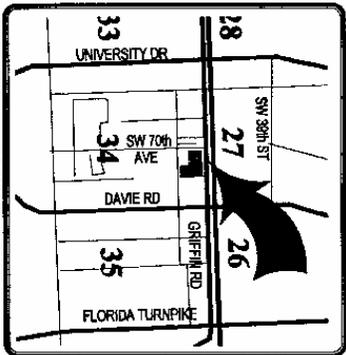
2 Entities: AREA-COMM
 117009.77 SF
 2.688 Acres
 2105.07 Linear Feet

BROOKSIDE

TOWN OF DAVIE, FLORIDA FOR:

CENTEX HOMES, INC

SECTION	DRAWINGS	DATE
1	REVISIONS	
2	REVISIONS	
3	REVISIONS	
4 through 6	REVISIONS	
7 through 10	REVISIONS	
11 through 15	REVISIONS	
16 through 21	REVISIONS	
22 through 25	REVISIONS	
26 through 28	REVISIONS	
29 through 31	REVISIONS	
32 through 34	REVISIONS	
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PROJECT
LOCATION



Engineers • Surveyors & Planners
OS • Planners • Landscape Architects
Environmental Professionals
www.millerassoc.com

Main Office:
1800 N. Douglas Road, Suite 200
Pembroke Park, Florida 33024-3200
(954) 438-7000 Fax: (954) 438-8844

Palm Beach Regional Office:
1300 Corporate Center Way, Suite 201
Wellington, Florida 33414-5583
(561) 786-8801 Fax: (561) 786-9408

Orlando Office:
1331 Palmetto Avenue, Suite 210
Maiter Park, Florida 32739-4961
(407) 844-6017 Fax: (407) 844-7018

General Purchaser & Architects
Centex Homes, Suite 200
6900 Corporate Blvd.
Boulevard Branch, FL 33437
(561) 536-1037 (561) 536-1060 fax

Landscape
Dive Landscapes
12350 NW 113 Ct.
Miami, FL 33178
(305) 884-5700 (305) 884-8843 fax

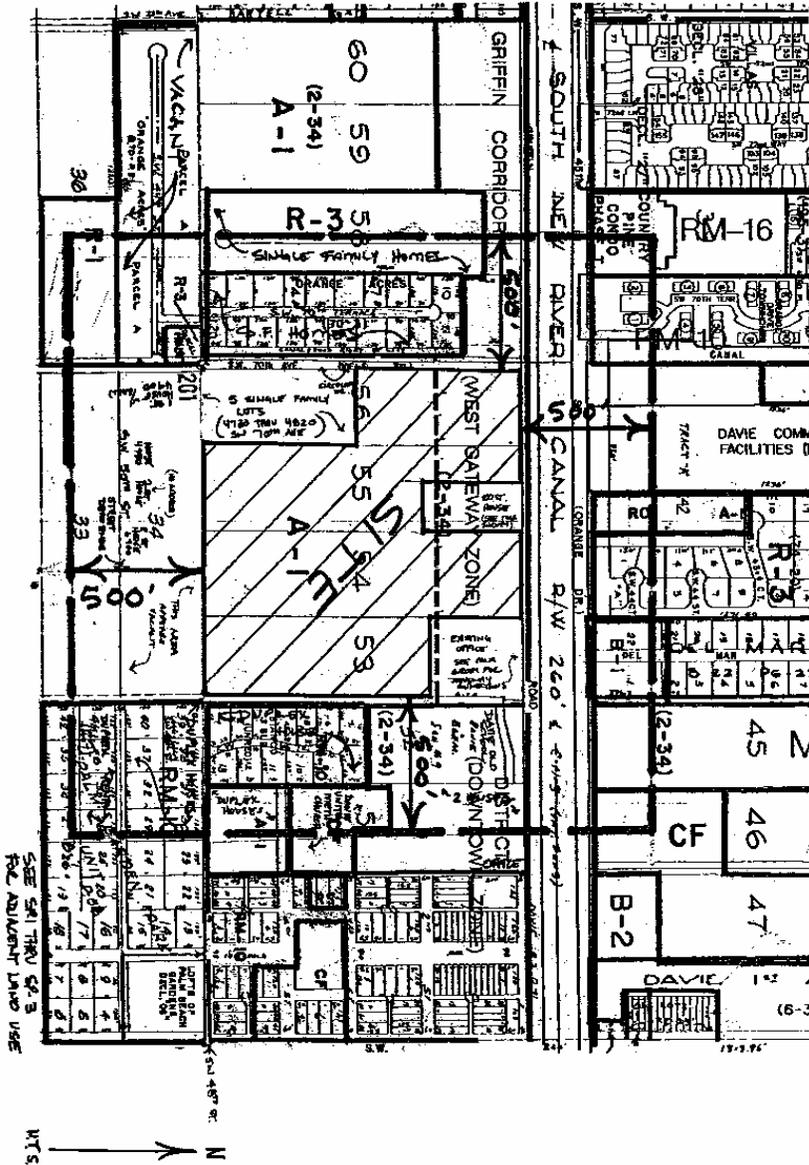
Engineers
Carrington Proctor & Associates
6101 W Atlantic Blvd.
Margate, FL 33063
(954) 972-3859 (954) 972-4187 fax

NOTICE:
This map is a general location map only and does not constitute a survey or other professional engineering or architectural service. It is intended to show the general location of the project only. The user should consult the appropriate professional engineer or architect for a detailed site plan or other professional engineering or architectural service.

DATE: 10/14/03
BY: [Signature]

200304

Scheme A



SEE S41 THRU S23 FOR ADJACENT LAND USE

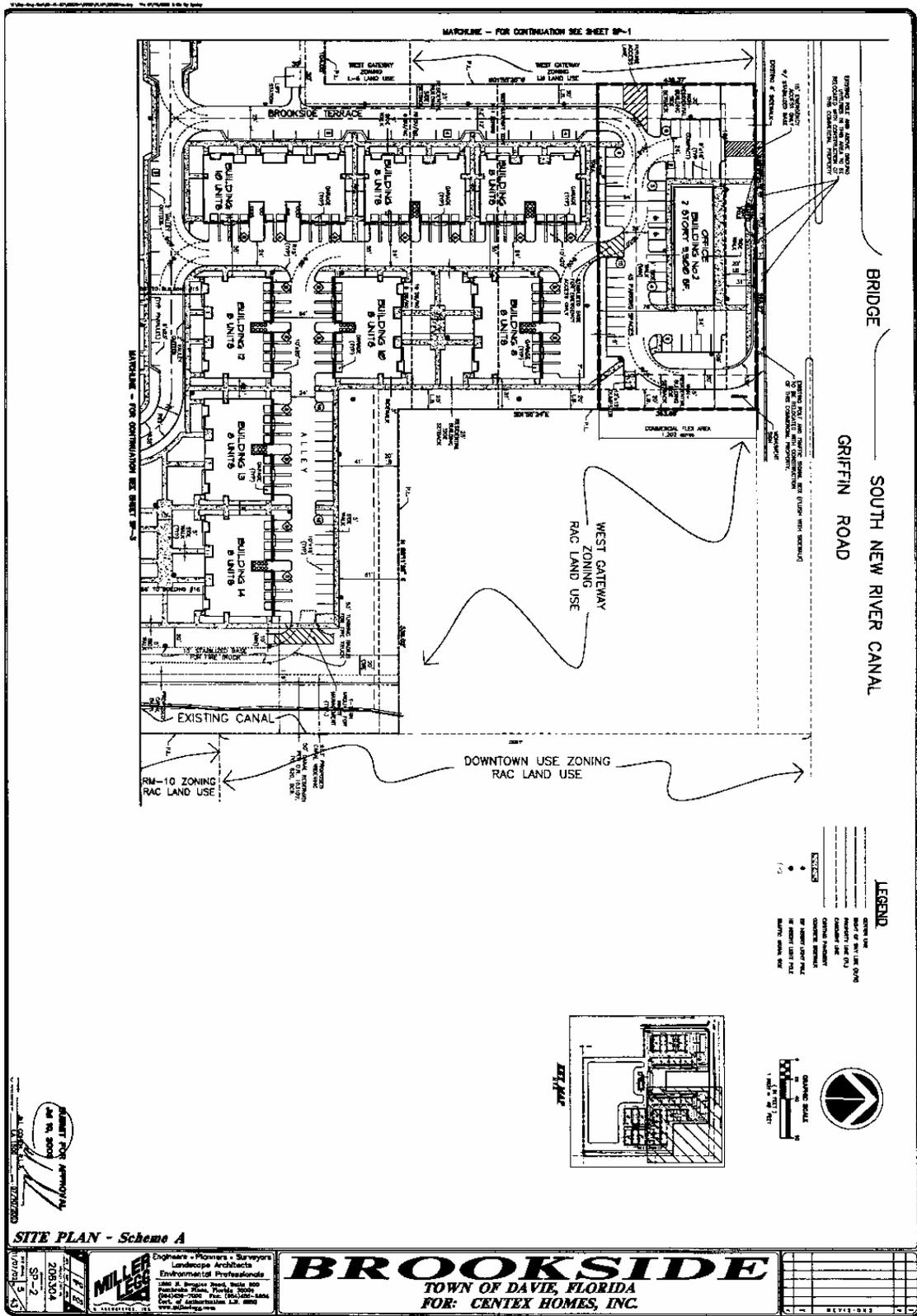


SURROUNDING DATA SHEET

Engineers - Planners - Surveyors
 Landscape Architects
 Environmental Professionals
 1000 N. Orange Blvd., Suite 202
 Orange, FL 32826
 Phone: (407) 255-1000
 Fax: (407) 255-1001
 www.miller-engineers.com

BROOKSIDE
 TOWN OF DAVIE, FLORIDA
 FOR: CENTEX HOMES, INC.

NO.	DATE	REVISION



SITE PLAN - Scheme A

MILLER
 Engineers - Planners - Surveyors
 Landscape Architects
 Environmental Professionals
 1000 N. Progress Road, Suite 200
 Fort Lauderdale, Florida 33309
 Telephone: (305) 441-1100
 Fax: (305) 441-1101
 www.miller-engineers.com

BROOKSIDE
 TOWN OF DAVIE, FLORIDA
 FOR: CENTEX HOMES, INC.

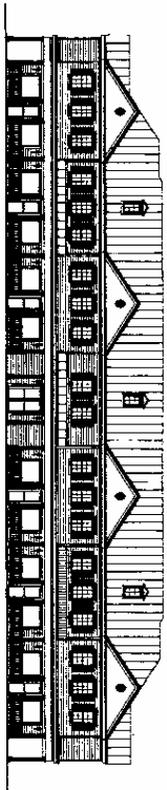
NO.	REVISIONS	DATE
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2		
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5		

CENTEX HOMES

BROOKSIDE

TWO STORY OFFICE BUILDING

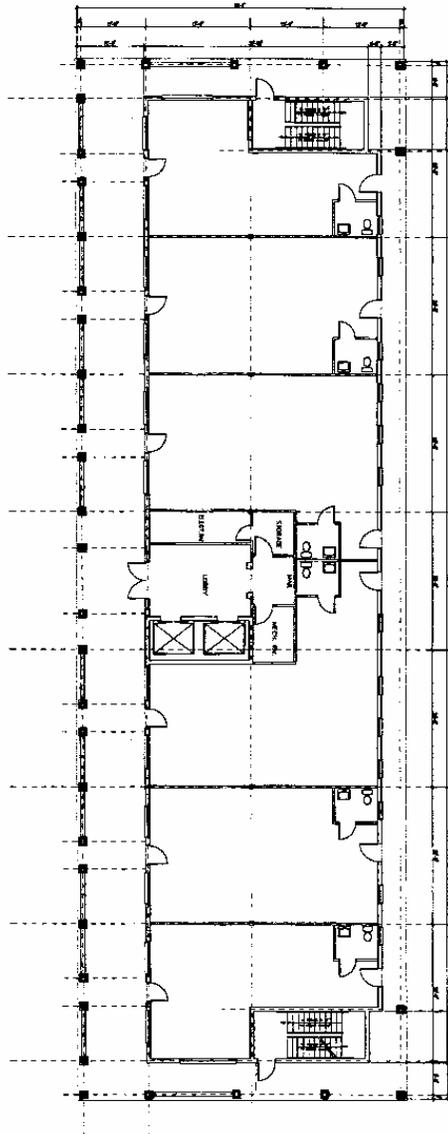
TOWN OF DAVIE, FLORIDA



IMRE ERFG ARCHITECTS, INC.
ARCHITECTS - PLANNER
11575 Heron Bay Boulevard Suite 307
Coral Springs, FLORIDA 33076
PH: (954) 510-0423, FAX: (954) 510-0570
<http://www.imreerfg.com>, E_MAIL: imre@imreerfg.com

Handwritten signature and date:
9/1/03

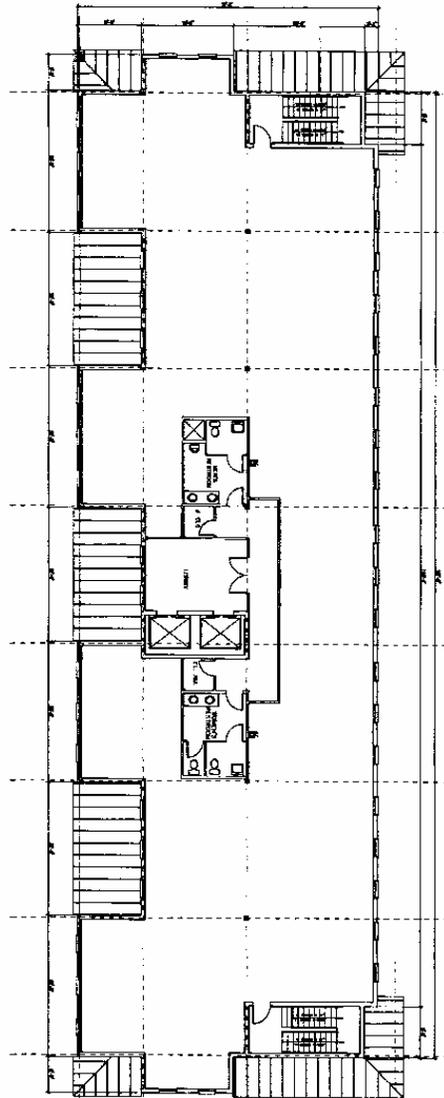
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" (SEE SHEET)



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sheet no. A-1 project no. 2303	sheet title 1ST FLOOR PLAN	project name and location CENTEX HOMES BROOKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIS, FLORIDA	design released 02/25/2003	revisions 	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.		IMRE EREG ARCHITECTS, INC. ARCHITECTS - PLANNER 11225 Haven Way, Suite 207 Coral Springs, FLORIDA 33076 TEL: 954-349-4421 FAX: 954-349-4078 http://www.imreereg.com, E-MAIL: imre@imreereg.com
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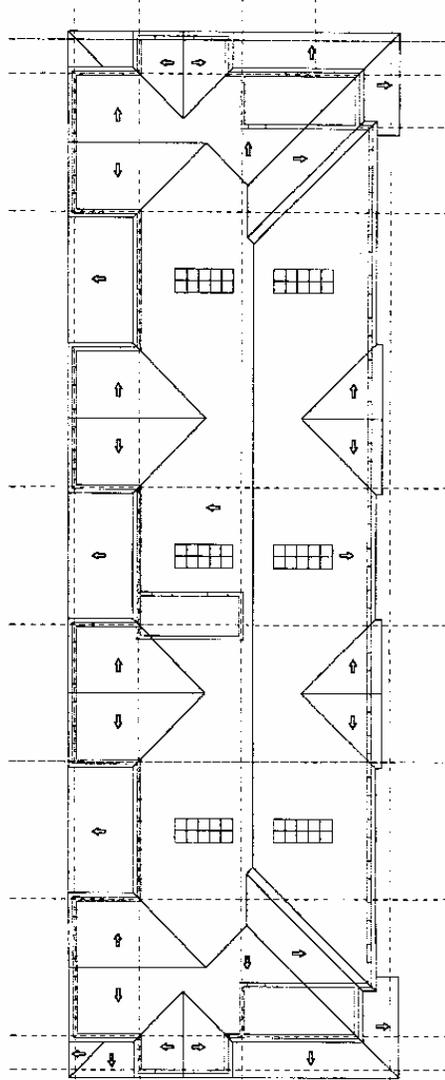
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" (SEE NOTES)



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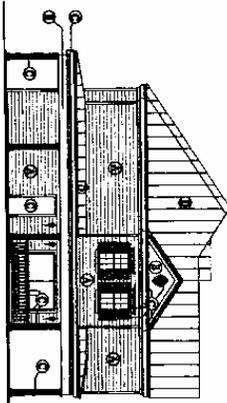
sheet no. A-2 drawing no. 2303	sheet title 2ND FLOOR PLAN	project name and location CENTEX HOMES BROOKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIS, FLORIDA	drawing release 02/03/2003	revisions 	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT BY WRITING CHIEF OF ANY CHANGE OR DISCREPANCY IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.		IMRE EREG ARCHITECTS, INC. ARCHITECTS - PLANNER 11215 Thomas Way, Suite 207 Cross Springs, FL 32118-1378 TEL: (352) 336-0425, FAX: (352) 336-0278 http://www.imreereg.com , E-MAIL: Info@imreereg.com
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ROOF PLAN
Scale: 1/8" = 1'-0"

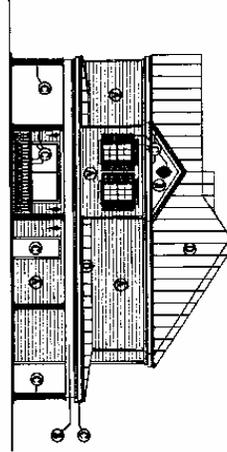


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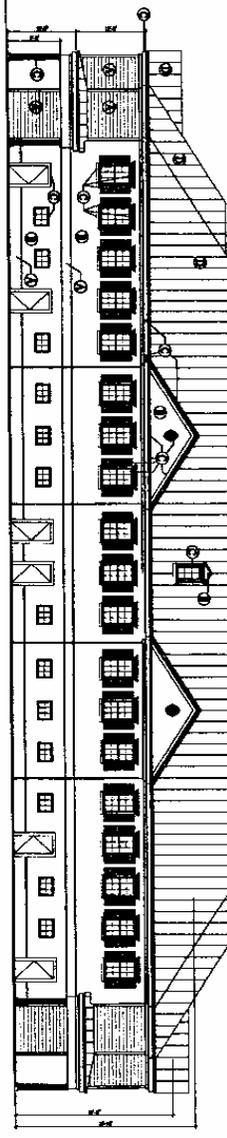
sheet no. A-3 project no. 2503	sheet title ROOF PLAN	project name and location CENTEX HOMES BROOKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIS, FLORIDA	issued, revised, released 02/15/2003 02/15/2003 02/15/2003	revisions	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY BY ANY CHANGE OR OMISSIONS IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.		IMRE ERBEG ARCHITECTS, INC. ARCHITECTS - PLANNER 11575 Panama Ray, Boca Raton, FL 33433 Coral Springs, FLORIDA 33075 PHONE: 561-992-1111, FAX: 561-992-1111 http://www.imreerbeg.com, E-MAIL: info@imreerbeg.com
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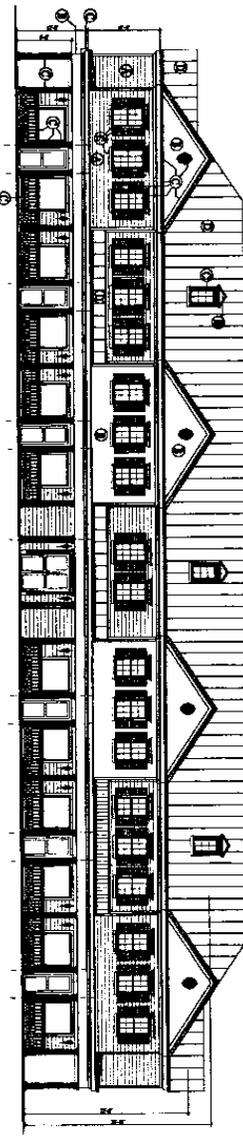
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



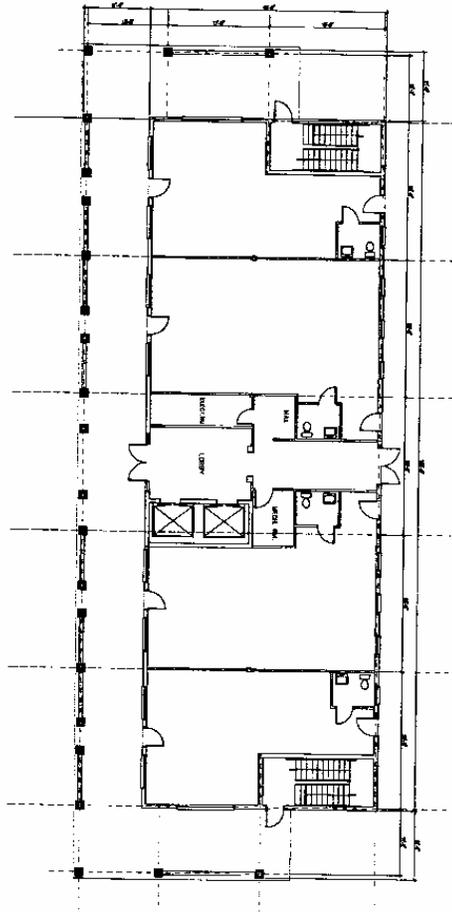
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION COLOR SCHEDULE
 1. EXTERIOR WALLS: 1/2" (1/2" STAIN)
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 100. EXTERIOR WALLS: 1/2" (1/2" STAIN)

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sheet no. A-4 Project no. 2303	sheet title ELEVATIONS	project name and location CENTEX HOMES BROOKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIS, FLORIDA	date released 02/05/2003	revisions 02/05/2003	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY ERROR OR OMISSION IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.	<i>Handwritten signature</i>	IMRE EREG ARCHITECTS, INC. ARCHITECTS - PLANNER 1125 Hiram Bay Boulevard Suite 307 Gulf Springs, FLORIDA 32070 PHONE 352-0645 FAX 352-340-0276 http://www.eregarch.com, E-MAIL: imre@ereg.com
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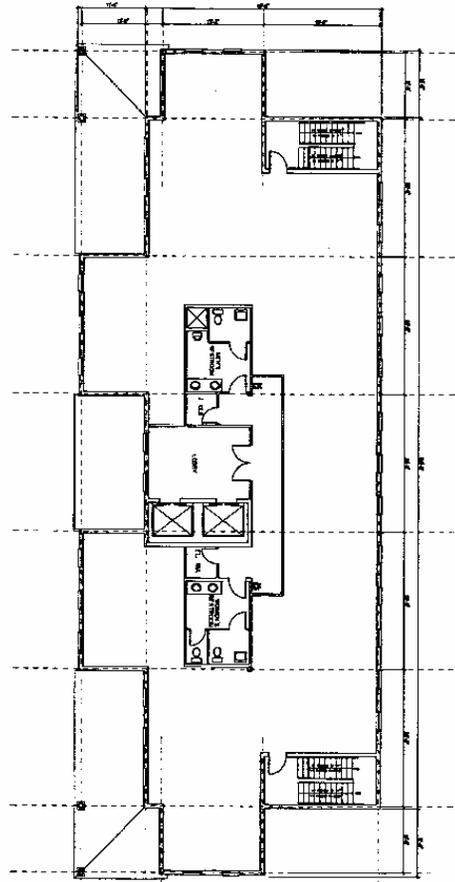
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" (SEE SHEET)



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sheet no. A-5 project no. 2303	sheet title 1ST FLOOR PLAN	project name and location CENTEX HOMES BROOKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIS, FLORIDA	date 02/01/2003	revisions 	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY DISCREPANCIES OR DISCREPANCIES IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.		IMRE EREG ARCHITECTS, INC. ARCHITECTS - PLANNER 11725 Thomas Dale Boulevard Suite 207 Coral Springs, FLORIDA 33076 PHONE 352-462211 FAX 352-4622070 http://www.imregarch.com
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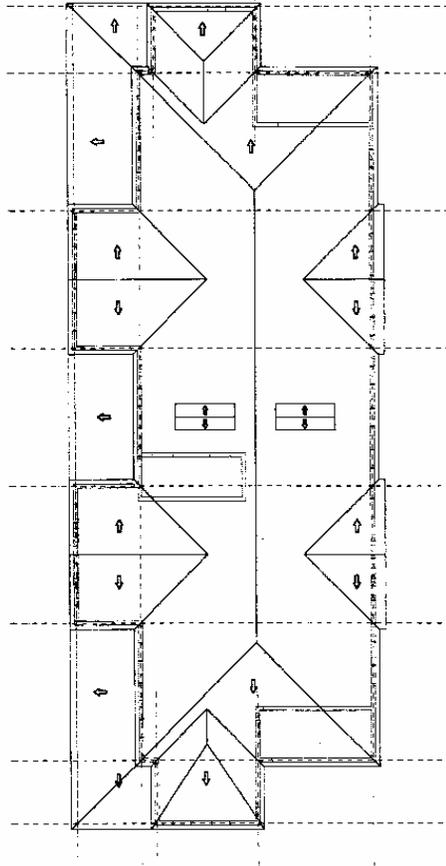
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 (10/02/03)



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sheet no. A-6 project no. 2303	sheet title 2ND FLOOR PLAN	project name and location CENTEX HOMES BROOKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIE, FLORIDA	date 02/25/2002 release 02/25/2002	revisions	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY CORRECTIONS OR OMISSIONS IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.		IMRE EREG ARCHITECTS, INC. ARCHITECTS - PLANNER 11271 Marco Bay Boulevard Suite 207 Coral Springs, FLORIDA 33076 TEL: 954-348-9463, FAX: 954-318-0678 http://www.imreereg.com , E-MAIL: imre@imreereg.com
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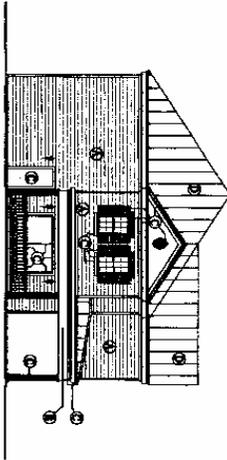
ROOF PLAN
SCALE: 1/4" = 1'-0"



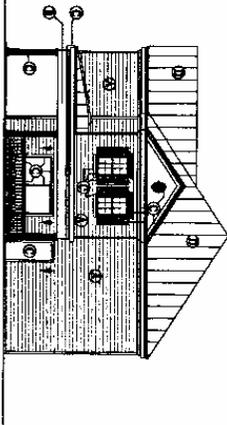
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sheet no. A-7 project no. 2303	sheet title ROOF PLAN	project name and location CENTEX HOMES BROOKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIE, FLORIDA	drawing release 02/25/2003	revisions 02/25/2003 02/25/2003	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY ERROR OR OMISSIONS IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.		IMREG ARCHITECTS, INC. ARCHITECTS - PLANNER 11215 Marco Bay Boulevard Suite 207 Coral Springs, FLORIDA, 33076 TEL: 954-385-1234 FAX: 954-385-1235 http://www.imreg.com E-MAIL: info@imreg.com
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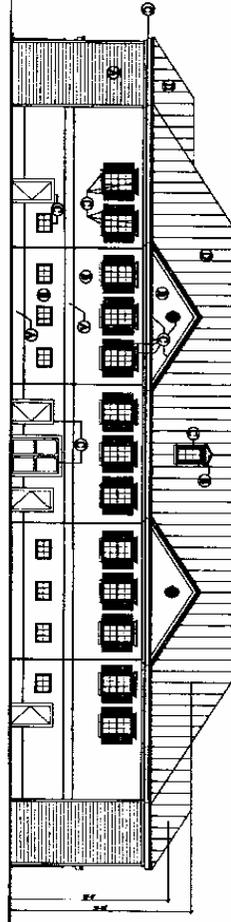
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

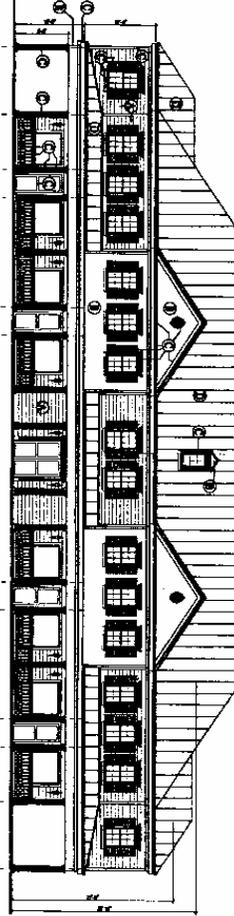


EXHIBIT C - GENERAL NOTES
 1. REFER TO SHEET A-1 FOR GENERAL NOTES.
 2. REFER TO SHEET A-2 FOR GENERAL NOTES.
 3. REFER TO SHEET A-3 FOR GENERAL NOTES.
 4. REFER TO SHEET A-4 FOR GENERAL NOTES.
 5. REFER TO SHEET A-5 FOR GENERAL NOTES.
 6. REFER TO SHEET A-6 FOR GENERAL NOTES.
 7. REFER TO SHEET A-7 FOR GENERAL NOTES.
 8. REFER TO SHEET A-8 FOR GENERAL NOTES.
 9. REFER TO SHEET A-9 FOR GENERAL NOTES.
 10. REFER TO SHEET A-10 FOR GENERAL NOTES.

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sheet no. A-8 drawing no. 2303	sheet title ELEVATIONS	project name and location CENTEX HOMES BIRCKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIS, FLORIDA	date 05/20/2003	revisions none	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENT BEFORE PROCEEDING THE WORK.		DMRE EREG ARCHITECTS, INC. ARCHITECTS - PLANNERS 11275 Stone Way Boulevard Suite 307 Coral Springs, FLORIDA 33076 Telephone: 954.366.7422 Fax: 954.366.9878 http://www.dmereg.com E-MAIL: info@dmereg.com
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MDL 1036	MDL 1210	MDL 1417	MDL 1777	MDL 1776
BUILDING AREA				
TOTAL AREA				
TOTAL FLOOR AREA				
TOTAL BALCONY AREA				
TOTAL COMMON AREA				
TOTAL GARAGE AREA				
TOTAL STAIR AREA				
TOTAL ELEVATOR AREA				
TOTAL MECHANICAL AREA				
TOTAL OTHER AREA				

PROVIDE LETTER TYPE OF EOL HARDWARE FOR ENTRY AND ACCESSIBLE DOORS PER PLAN (SEE SECTION 050500)

PROVIDE LETTER TYPE OF EOL HARDWARE FOR ENTRY AND ACCESSIBLE DOORS PER PLAN (SEE SECTION 050500)

GENERAL NOTES:

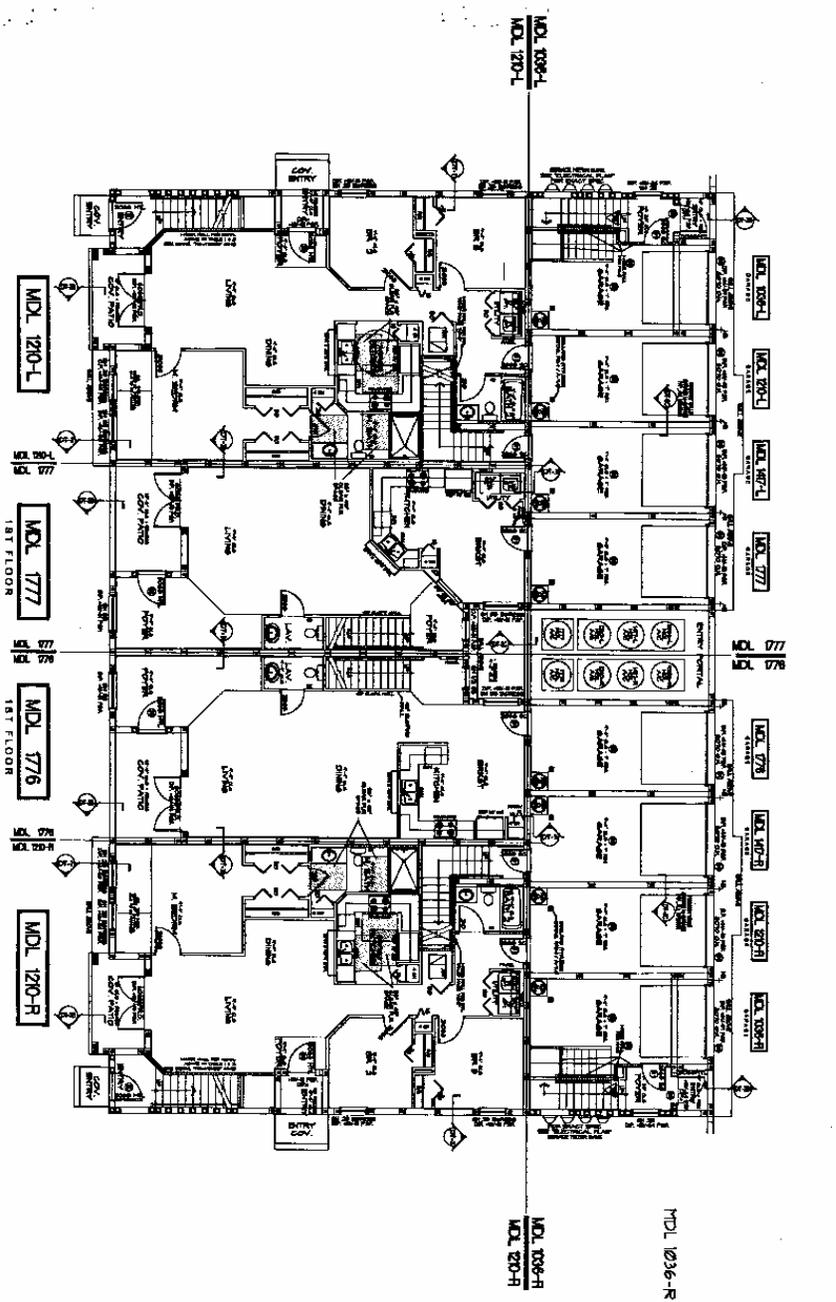
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK DONE.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK SITE AT ALL TIMES.
11. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
13. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
14. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK SITE AT ALL TIMES.
15. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
17. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
18. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK SITE AT ALL TIMES.
19. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

OPENING SCHEDULE:

NO.	DESCRIPTION	TYPE	LOCATION	REMARKS
1	DOOR	SW	1036-R	
2	DOOR	SW	1210-R	
3	DOOR	SW	1417-R	
4	DOOR	SW	1777-R	
5	DOOR	SW	1776-R	
6	DOOR	SW	1210-L	
7	DOOR	SW	1417-L	
8	DOOR	SW	1777-L	
9	DOOR	SW	1776-L	
10	DOOR	SW	1210-L	
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52	DOOR	SW	1777-L	
53	DOOR	SW	1776-L	
54	DOOR	SW	1210-L	
55	DOOR	SW	1417-L	
56	DOOR	SW	1777-L	
57	DOOR	SW	1776-L	
58	DOOR	SW	1210-L	
59	DOOR	SW	1417-L	
60	DOOR	SW	1777-L	
61	DOOR	SW	1776-L	
62	DOOR	SW	1210-L	
63	DOOR	SW	1417-L	
64	DOOR	SW	1777-L	
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67	DOOR	SW	1417-L	
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69	DOOR	SW	1776-L	
70	DOOR	SW	1210-L	
71	DOOR	SW	1417-L	
72	DOOR	SW	1777-L	
73	DOOR	SW	1776-L	
74	DOOR	SW	1210-L	
75	DOOR	SW	1417-L	
76	DOOR	SW	1777-L	
77	DOOR	SW	1776-L	
78	DOOR	SW	1210-L	
79	DOOR	SW	1417-L	
80	DOOR	SW	1777-L	
81	DOOR	SW	1776-L	
82	DOOR	SW	1210-L	
83	DOOR	SW	1417-L	
84	DOOR	SW	1777-L	
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94	DOOR	SW	1210-L	
95	DOOR	SW	1417-L	
96	DOOR	SW	1777-L	
97	DOOR	SW	1776-L	
98	DOOR	SW	1210-L	
99	DOOR	SW	1417-L	
100	DOOR	SW	1777-L	

FIRST FLOOR PLAN

PROVIDE LETTER TYPE OF EOL HARDWARE FOR ENTRY AND ACCESSIBLE DOORS PER PLAN (SEE SECTION 050500)



Project:	Brookside
Sheet:	A-1.3
Date:	08/11/11
Scale:	AS SHOWN
Author:	J. L. ...
Checker:	J. L. ...
Designer:	J. L. ...
Engineer:	J. L. ...
Architect:	J. L. ...

1ST FLOOR PLAN

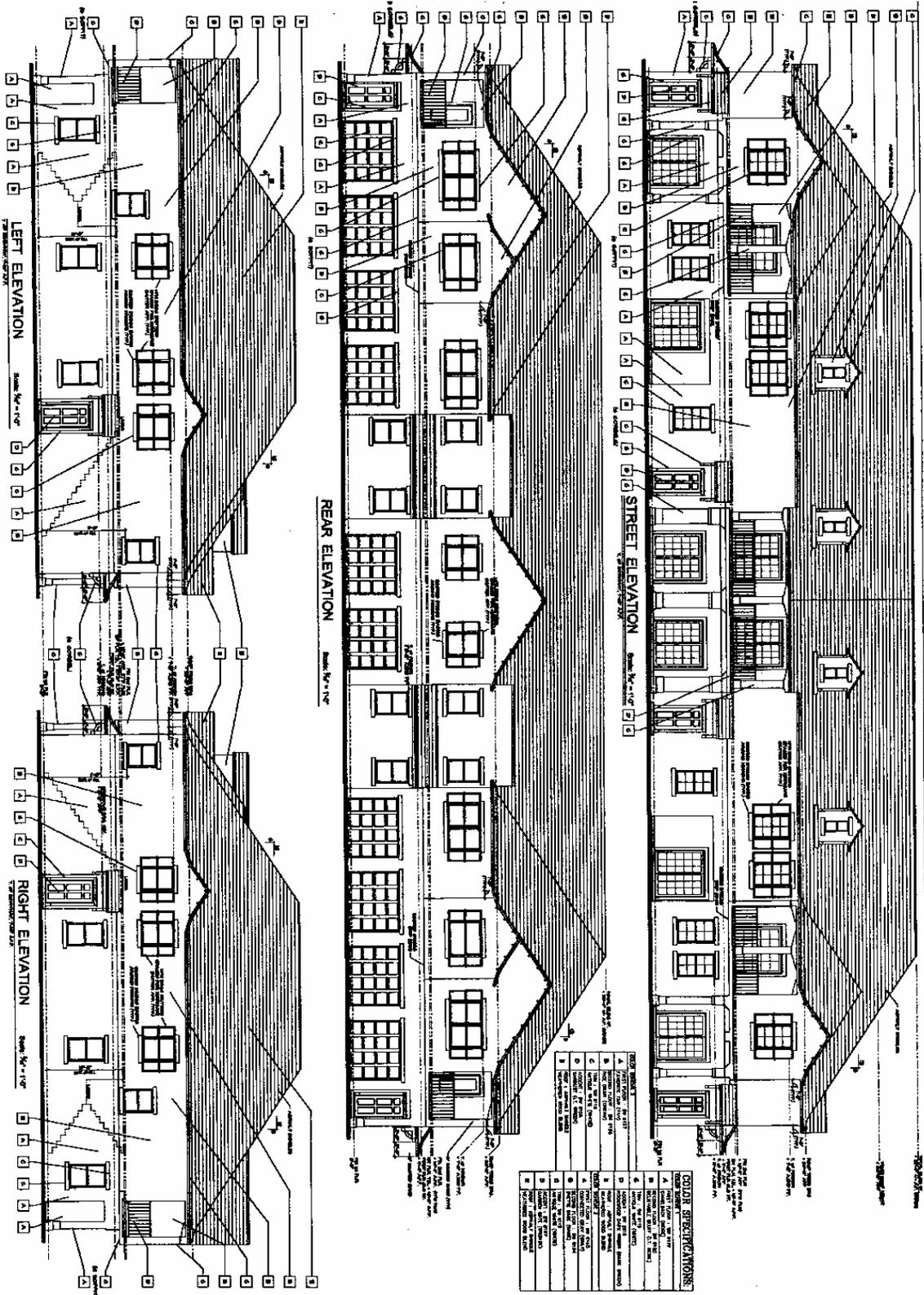
ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

BROOKSIDE

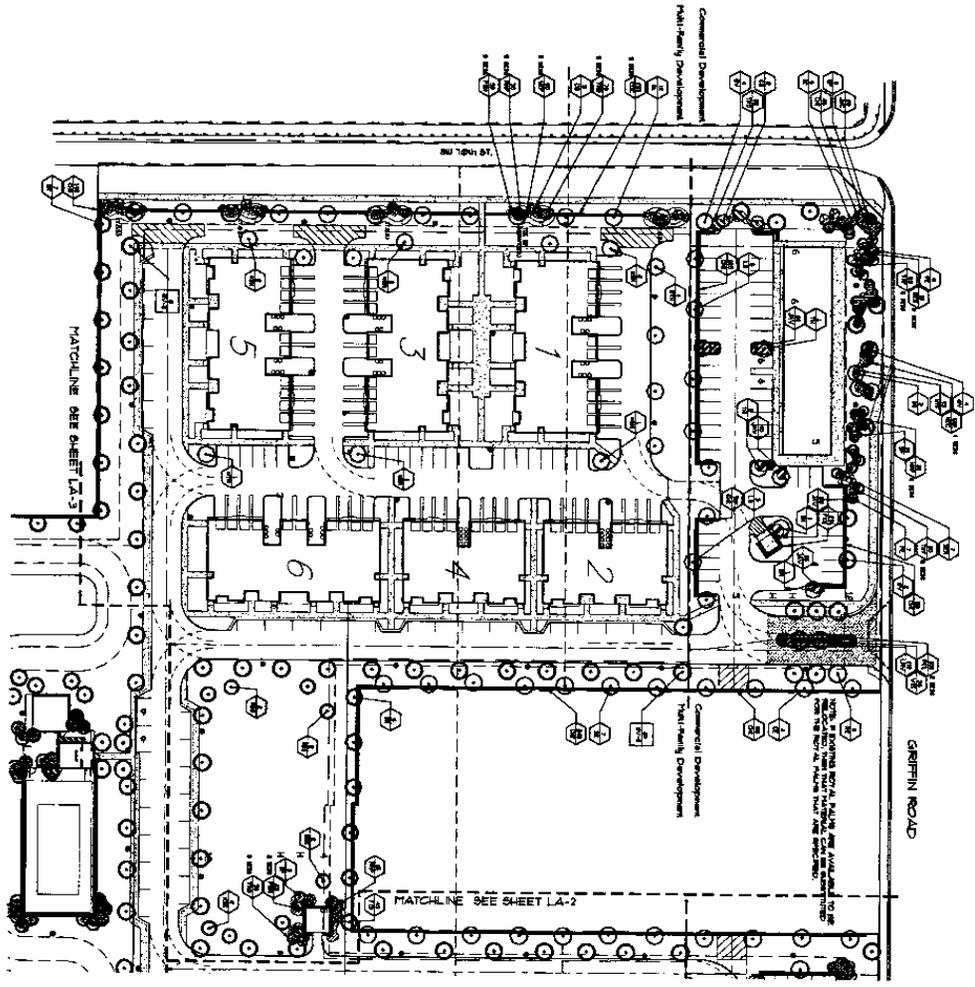
S-FLEX CONDOMINIUM
TOWN OF DAVIS, BROWARD CO., FLORIDA

CENTEX HOMES

Southwest Florida
10000 South Blvd.
Fort Myers, FL 33907
Phone: 888-222-1000
Fax: 888-222-1000



<p>A-3</p>	<p>ELEVATIONS</p> <p>1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE STATE OF FLORIDA.</p> <p>2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE CITY OF BAYVIEW.</p> <p>3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE COUNTY OF BROWARD.</p> <p>4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE OF THE TOWN OF BAYVIEW.</p>	<p>BROOKSIDE</p> <p>68- PLEX CONDOMINIUM</p> <p>TOWN OF BAYVIEW, BROWARD CO., FLORIDA</p>	<p>CENTEX HOMES</p> <p>SouthWest Florida</p> <p>1995 Jay Road</p> <p>Suite 200</p> <p>Phone: 813-438-1888</p> <p>Fax: 813-438-1889</p> <p>Bayport Beach, FL 33427</p>
------------	---	--	--



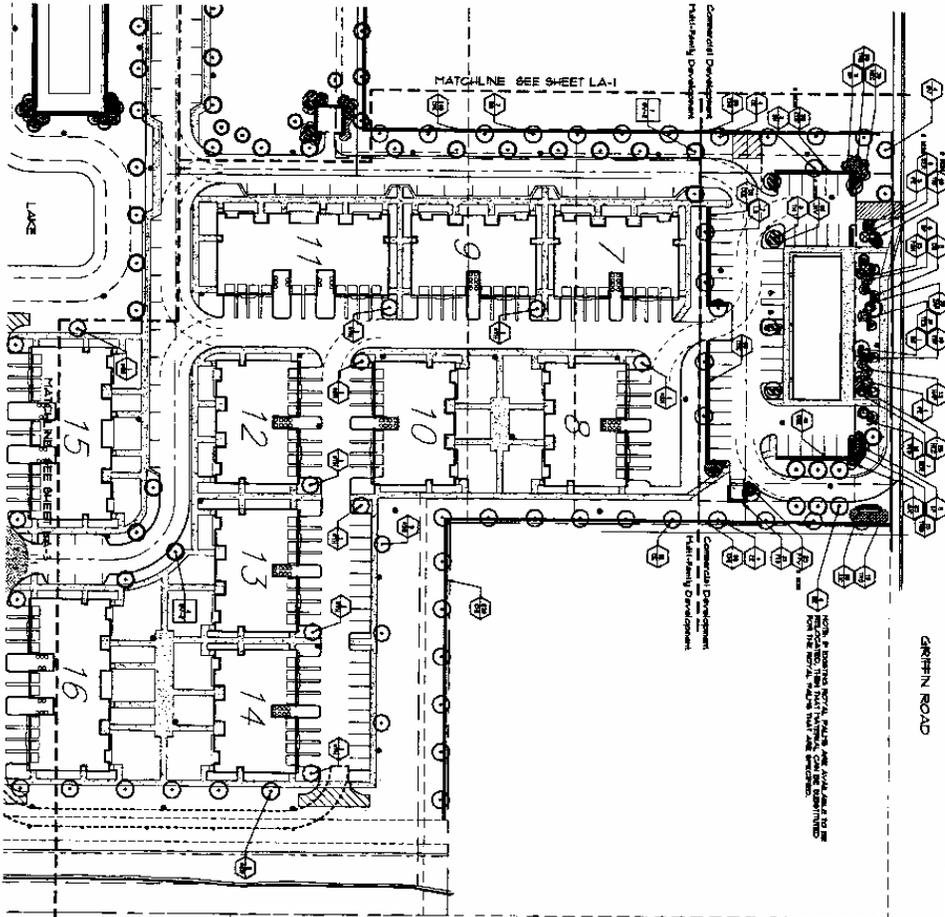
DIXIE LANDSCAPE
 13000 Northwest 113 Ct.
 Miami, FL 33176
 7.306-866-0700 P. 305-688-8800

- TREE AND SHRUB PLACEMENT/INSTALLATION
 TO BE LOCATED IN THE SPACES SHOWN UNLESS OTHERWISE NOTED
- IRRIGATION SYSTEM TO BE LOCATED IN THE SPACES SHOWN UNLESS OTHERWISE NOTED
- SITE FURNITURE TO BE LOCATED IN THE SPACES SHOWN UNLESS OTHERWISE NOTED

BROOKSIDE
 Prepared for Centex Homes
 GRIFFIN ROAD & 796 AVENUE
 TOWN OF DAYTONA, FLORIDA

LANDSCAPE PLAN

NO.	REVISION	DATE



DATE: 1/2/03
 PROJECT: BROOKSIDE
 SHEET: LA-2
 OF: 3



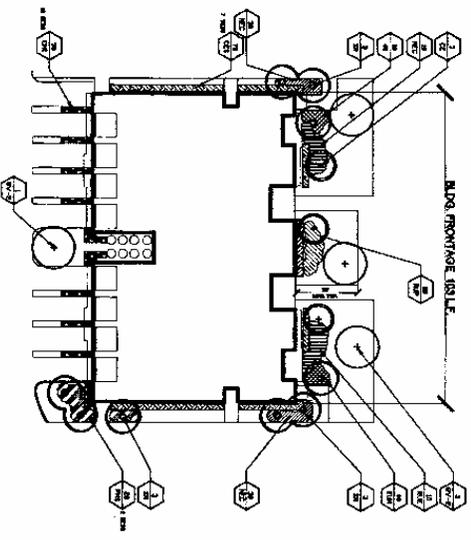
- ⊕ PLANTING OF PROPOSED TREES TO BE LOCATED IN THIS AREA
- CHANGING EXISTING TREE MEASUREMENTS

DIXIE LANDSCAPE
 13000 Northway Lane
 Orlando, FL 32826
 P. 407.299.7700 F. 407.299.8888

BROOKSIDE
 Prepared for Centex Homes
 GREEN ROAD & 7TH AVENUE
 TOWN OF DAVIE, FLORIDA

LANDSCAPE PLAN

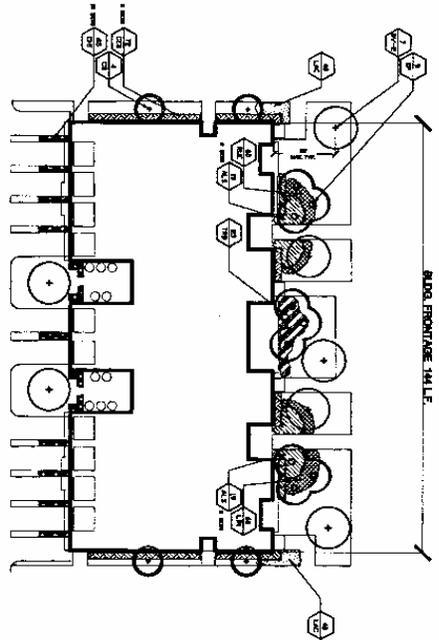
NO.	REVISION	DATE



PLANTLIST - Typical 8 Unit Building

SYMBOL	SYMBOL NAME	COMMON NAME	DESCRIPTION
1	1" DB	SPYRACED PALM	1" DB
2	2" DB	SPYRACED PALM	2" DB
3	3" DB	SPYRACED PALM	3" DB
4	4" DB	SPYRACED PALM	4" DB
5	5" DB	SPYRACED PALM	5" DB
6	6" DB	SPYRACED PALM	6" DB
7	7" DB	SPYRACED PALM	7" DB
8	8" DB	SPYRACED PALM	8" DB
9	9" DB	SPYRACED PALM	9" DB
10	10" DB	SPYRACED PALM	10" DB
11	11" DB	SPYRACED PALM	11" DB
12	12" DB	SPYRACED PALM	12" DB
13	13" DB	SPYRACED PALM	13" DB
14	14" DB	SPYRACED PALM	14" DB
15	15" DB	SPYRACED PALM	15" DB
16	16" DB	SPYRACED PALM	16" DB
17	17" DB	SPYRACED PALM	17" DB
18	18" DB	SPYRACED PALM	18" DB
19	19" DB	SPYRACED PALM	19" DB
20	20" DB	SPYRACED PALM	20" DB
21	21" DB	SPYRACED PALM	21" DB
22	22" DB	SPYRACED PALM	22" DB
23	23" DB	SPYRACED PALM	23" DB
24	24" DB	SPYRACED PALM	24" DB
25	25" DB	SPYRACED PALM	25" DB
26	26" DB	SPYRACED PALM	26" DB
27	27" DB	SPYRACED PALM	27" DB
28	28" DB	SPYRACED PALM	28" DB
29	29" DB	SPYRACED PALM	29" DB
30	30" DB	SPYRACED PALM	30" DB
31	31" DB	SPYRACED PALM	31" DB
32	32" DB	SPYRACED PALM	32" DB
33	33" DB	SPYRACED PALM	33" DB
34	34" DB	SPYRACED PALM	34" DB
35	35" DB	SPYRACED PALM	35" DB
36	36" DB	SPYRACED PALM	36" DB
37	37" DB	SPYRACED PALM	37" DB
38	38" DB	SPYRACED PALM	38" DB
39	39" DB	SPYRACED PALM	39" DB
40	40" DB	SPYRACED PALM	40" DB
41	41" DB	SPYRACED PALM	41" DB
42	42" DB	SPYRACED PALM	42" DB
43	43" DB	SPYRACED PALM	43" DB
44	44" DB	SPYRACED PALM	44" DB
45	45" DB	SPYRACED PALM	45" DB
46	46" DB	SPYRACED PALM	46" DB
47	47" DB	SPYRACED PALM	47" DB
48	48" DB	SPYRACED PALM	48" DB
49	49" DB	SPYRACED PALM	49" DB
50	50" DB	SPYRACED PALM	50" DB
51	51" DB	SPYRACED PALM	51" DB
52	52" DB	SPYRACED PALM	52" DB
53	53" DB	SPYRACED PALM	53" DB
54	54" DB	SPYRACED PALM	54" DB
55	55" DB	SPYRACED PALM	55" DB
56	56" DB	SPYRACED PALM	56" DB
57	57" DB	SPYRACED PALM	57" DB
58	58" DB	SPYRACED PALM	58" DB
59	59" DB	SPYRACED PALM	59" DB
60	60" DB	SPYRACED PALM	60" DB
61	61" DB	SPYRACED PALM	61" DB
62	62" DB	SPYRACED PALM	62" DB
63	63" DB	SPYRACED PALM	63" DB
64	64" DB	SPYRACED PALM	64" DB
65	65" DB	SPYRACED PALM	65" DB
66	66" DB	SPYRACED PALM	66" DB
67	67" DB	SPYRACED PALM	67" DB
68	68" DB	SPYRACED PALM	68" DB
69	69" DB	SPYRACED PALM	69" DB
70	70" DB	SPYRACED PALM	70" DB
71	71" DB	SPYRACED PALM	71" DB
72	72" DB	SPYRACED PALM	72" DB
73	73" DB	SPYRACED PALM	73" DB
74	74" DB	SPYRACED PALM	74" DB
75	75" DB	SPYRACED PALM	75" DB
76	76" DB	SPYRACED PALM	76" DB
77	77" DB	SPYRACED PALM	77" DB
78	78" DB	SPYRACED PALM	78" DB
79	79" DB	SPYRACED PALM	79" DB
80	80" DB	SPYRACED PALM	80" DB
81	81" DB	SPYRACED PALM	81" DB
82	82" DB	SPYRACED PALM	82" DB
83	83" DB	SPYRACED PALM	83" DB
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86	86" DB	SPYRACED PALM	86" DB
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88	88" DB	SPYRACED PALM	88" DB
89	89" DB	SPYRACED PALM	89" DB
90	90" DB	SPYRACED PALM	90" DB
91	91" DB	SPYRACED PALM	91" DB
92	92" DB	SPYRACED PALM	92" DB
93	93" DB	SPYRACED PALM	93" DB
94	94" DB	SPYRACED PALM	94" DB
95	95" DB	SPYRACED PALM	95" DB
96	96" DB	SPYRACED PALM	96" DB
97	97" DB	SPYRACED PALM	97" DB
98	98" DB	SPYRACED PALM	98" DB
99	99" DB	SPYRACED PALM	99" DB
100	100" DB	SPYRACED PALM	100" DB

8 UNIT / 103 L.F. AT 1 TREE PER 8' L.F.



PLANTLIST - Typical 10 Unit Building

SYMBOL	SYMBOL NAME	COMMON NAME	DESCRIPTION
1	1" DB	SPYRACED PALM	1" DB
2	2" DB	SPYRACED PALM	2" DB
3	3" DB	SPYRACED PALM	3" DB
4	4" DB	SPYRACED PALM	4" DB
5	5" DB	SPYRACED PALM	5" DB
6	6" DB	SPYRACED PALM	6" DB
7	7" DB	SPYRACED PALM	7" DB
8	8" DB	SPYRACED PALM	8" DB
9	9" DB	SPYRACED PALM	9" DB
10	10" DB	SPYRACED PALM	10" DB
11	11" DB	SPYRACED PALM	11" DB
12	12" DB	SPYRACED PALM	12" DB
13	13" DB	SPYRACED PALM	13" DB
14	14" DB	SPYRACED PALM	14" DB
15	15" DB	SPYRACED PALM	15" DB
16	16" DB	SPYRACED PALM	16" DB
17	17" DB	SPYRACED PALM	17" DB
18	18" DB	SPYRACED PALM	18" DB
19	19" DB	SPYRACED PALM	19" DB
20	20" DB	SPYRACED PALM	20" DB
21	21" DB	SPYRACED PALM	21" DB
22	22" DB	SPYRACED PALM	22" DB
23	23" DB	SPYRACED PALM	23" DB
24	24" DB	SPYRACED PALM	24" DB
25	25" DB	SPYRACED PALM	25" DB
26	26" DB	SPYRACED PALM	26" DB
27	27" DB	SPYRACED PALM	27" DB
28	28" DB	SPYRACED PALM	28" DB
29	29" DB	SPYRACED PALM	29" DB
30	30" DB	SPYRACED PALM	30" DB
31	31" DB	SPYRACED PALM	31" DB
32	32" DB	SPYRACED PALM	32" DB
33	33" DB	SPYRACED PALM	33" DB
34	34" DB	SPYRACED PALM	34" DB
35	35" DB	SPYRACED PALM	35" DB
36	36" DB	SPYRACED PALM	36" DB
37	37" DB	SPYRACED PALM	37" DB
38	38" DB	SPYRACED PALM	38" DB
39	39" DB	SPYRACED PALM	39" DB
40	40" DB	SPYRACED PALM	40" DB
41	41" DB	SPYRACED PALM	41" DB
42	42" DB	SPYRACED PALM	42" DB
43	43" DB	SPYRACED PALM	43" DB
44	44" DB	SPYRACED PALM	44" DB
45	45" DB	SPYRACED PALM	45" DB
46	46" DB	SPYRACED PALM	46" DB
47	47" DB	SPYRACED PALM	47" DB
48	48" DB	SPYRACED PALM	48" DB
49	49" DB	SPYRACED PALM	49" DB
50	50" DB	SPYRACED PALM	50" DB
51	51" DB	SPYRACED PALM	51" DB
52	52" DB	SPYRACED PALM	52" DB
53	53" DB	SPYRACED PALM	53" DB
54	54" DB	SPYRACED PALM	54" DB
55	55" DB	SPYRACED PALM	55" DB
56	56" DB	SPYRACED PALM	56" DB
57	57" DB	SPYRACED PALM	57" DB
58	58" DB	SPYRACED PALM	58" DB
59	59" DB	SPYRACED PALM	59" DB
60	60" DB	SPYRACED PALM	60" DB
61	61" DB	SPYRACED PALM	61" DB
62	62" DB	SPYRACED PALM	62" DB
63	63" DB	SPYRACED PALM	63" DB
64	64" DB	SPYRACED PALM	64" DB
65	65" DB	SPYRACED PALM	65" DB
66	66" DB	SPYRACED PALM	66" DB
67	67" DB	SPYRACED PALM	67" DB
68	68" DB	SPYRACED PALM	68" DB
69	69" DB	SPYRACED PALM	69" DB
70	70" DB	SPYRACED PALM	70" DB
71	71" DB	SPYRACED PALM	71" DB
72	72" DB	SPYRACED PALM	72" DB
73	73" DB	SPYRACED PALM	73" DB
74	74" DB	SPYRACED PALM	74" DB
75	75" DB	SPYRACED PALM	75" DB
76	76" DB	SPYRACED PALM	76" DB
77	77" DB	SPYRACED PALM	77" DB
78	78" DB	SPYRACED PALM	78" DB
79	79" DB	SPYRACED PALM	79" DB
80	80" DB	SPYRACED PALM	80" DB
81	81" DB	SPYRACED PALM	81" DB
82	82" DB	SPYRACED PALM	82" DB
83	83" DB	SPYRACED PALM	83" DB
84	84" DB	SPYRACED PALM	84" DB
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88	88" DB	SPYRACED PALM	88" DB
89	89" DB	SPYRACED PALM	89" DB
90	90" DB	SPYRACED PALM	90" DB
91	91" DB	SPYRACED PALM	91" DB
92	92" DB	SPYRACED PALM	92" DB
93	93" DB	SPYRACED PALM	93" DB
94	94" DB	SPYRACED PALM	94" DB
95	95" DB	SPYRACED PALM	95" DB
96	96" DB	SPYRACED PALM	96" DB
97	97" DB	SPYRACED PALM	97" DB
98	98" DB	SPYRACED PALM	98" DB
99	99" DB	SPYRACED PALM	99" DB
100	100" DB	SPYRACED PALM	100" DB

10 UNIT / 144 L.F. AT 1 TREE PER 8' L.F.



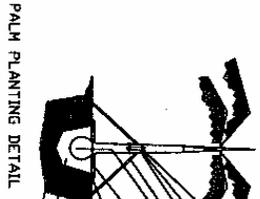
Walt
 LANDSCAPE ARCHITECT
 1111 S. W. 11th St.
 Ft. Lauderdale, FL 33304
 Phone: 754-561-1111
 Fax: 754-561-1112

DIXIE LANDSCAPE
 1111 S. W. 11th St.
 Ft. Lauderdale, FL 33304
 Phone: 754-561-1111
 Fax: 754-561-1112

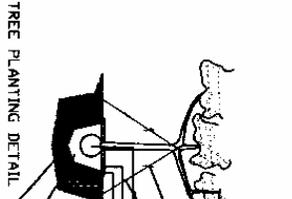
BROOKSIDE
 Prepared for Centex Homes
 GROVER ROAD & 78th AVENUE
 TOWN OF DAVID, FLORIDA

LANDSCAPE PLAN

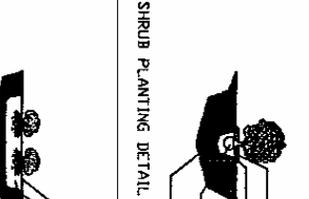
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1. 1/2\"/>



1. 1/2\"/>



1. 1/2\"/>



1. 1/2\"/>

PLANT NOTES

1. ALL PLANT MATERIAL TO BE PLANTED NOT LATER THAN FEBRUARY 1 AND NOT EARLIER THAN FEBRUARY 15, 1999, RESPECTIVELY.
2. ALL PLANTING BINS AND TREE WELLS TO BE TYPED WITH PLANTING BIN SPECIFICATIONS INDICATED ON SHEET N.
3. ALL TREES TO BE STAKED IN A UPRIGHT POSITION. NO WIND BRACING OR STAKING TO BE PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOIL SHALL BE ST. AUGUSTINE FERTILIZER SET TO SOIL SAMPLER. SOIL SHALL BE LAYED TO DEPTH OF 10\"/>

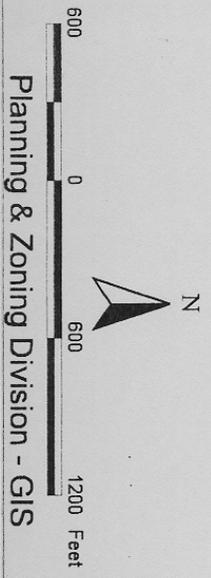
Plant Name	Quantity	Bin/Well	Notes
...

Plant Name	Quantity	Bin/Well	Notes
...

DIXIE LANDSCAPE
 10000 W. UNIVERSITY BLVD. SUITE 100
 TAMPA, FL 33613
 P. 813.833.8888 F. 813.833.8889

VIELE PROPERTY
 Prepared for Centex Homes
 CHESTNUT ROAD & 79th AVENUE
 TOWN OF DAVENPORT, FLORIDA

DETAIL / CALCULATIONS

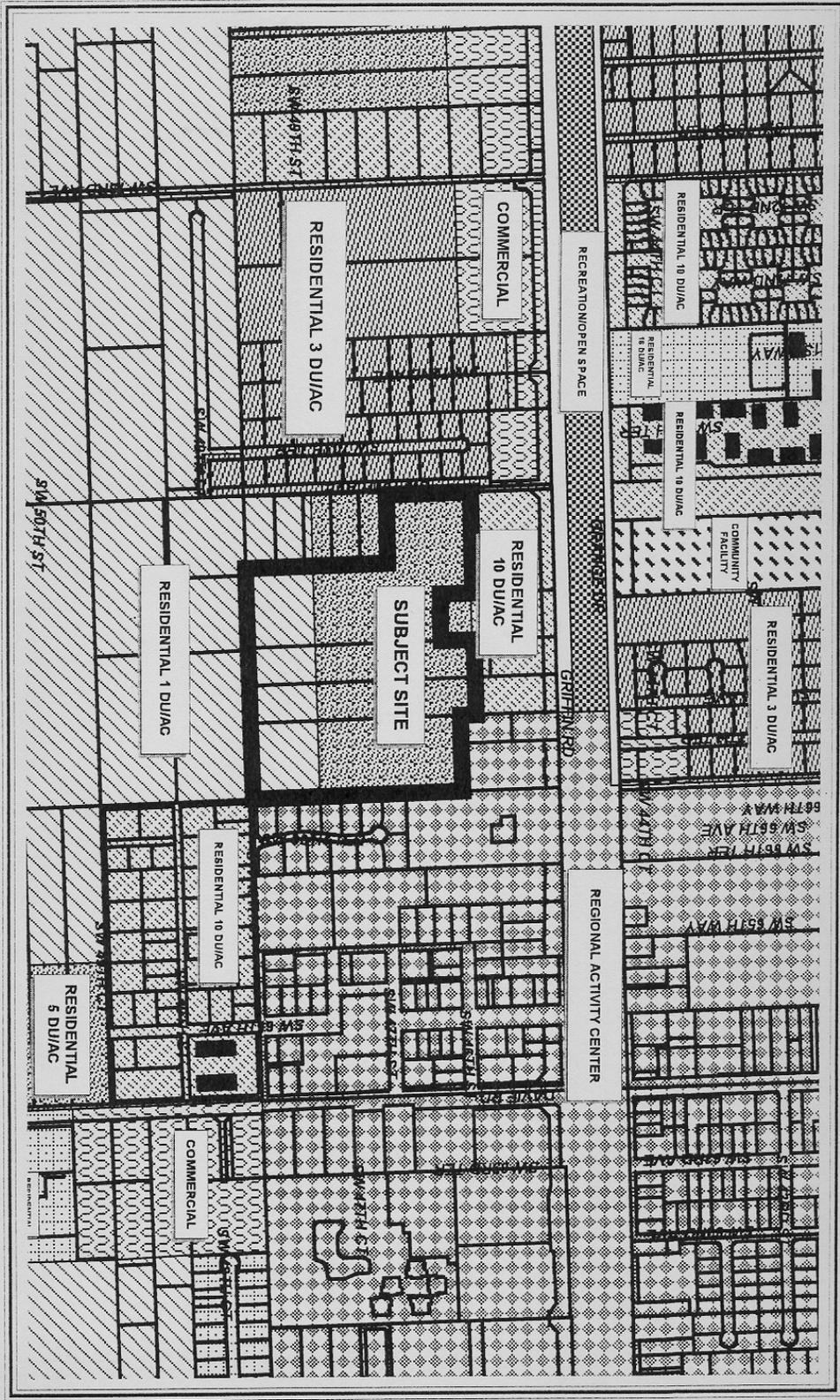


Planning & Zoning Division - GIS

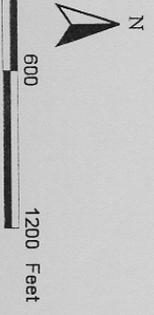


REZONING
ZB 1-2-03
Future Land Use Map

Prepared by: JD
Date Prepared: 3/1/2003



Date Flown:
12/31/00



Planning & Zoning Division - GIS



REZONING ZB 1-2-03 Zoning and Aerial Map

Prepared by: /ID
Date Prepared: 3/12/03

